

IN RE: PETITION FOR ADMIN. VARIANCE

NS of Chantrey Road, 110 ft. E of
the centerline of Stryker Court

8th Election District

3rd Councilmanic District

242 Chantrey Road

William E. Redman, et ux

Petitioners

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 99-186-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William E. Redman and Mary E. Redman, his wife, property owners, for that property known as 242 Chantrey Road in the Springlake subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 2 ft. 4 inches and a side yard setback combination of 11 ft. 4 inches in lieu of the required 10 ft. and 25 ft. respectively, for a carport, in a D.R.3.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

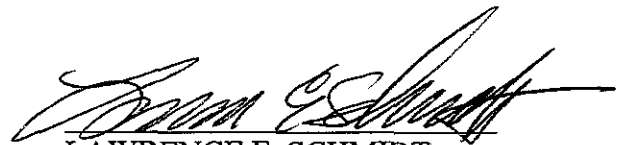
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING
Date 12/14/99
By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of December 1998 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 2 ft. 4 inches and a side yard setback combination of 11 ft. 4 inches, in lieu of the required 10 ft. and 25 ft., respectively, for a carport in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 12/4/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 3, 1998

Mr. and Mrs. William E. Redman
242 Chantrey Road
Timonium, Maryland 21093

RE: Petition for an Administrative Variance
Case No. 99-186-A
Location: 242 Chantrey Road

Dear Mr. and Mrs. Redman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy
Mr. David Gamerman
6 Garrison View Road
Owings Mills, Md. 21117





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 242 Chantrey Rd 21093
which is presently zoned DR 3-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B to allow a side yard setback of 2 ft. 4 ins. and a side yard setback combination of 11 ft. 4 ins. in lieu of the required 10 ft. and 25 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

WILLIAM E. REDMAN

Name - Type or Print

Signature

WILLIAM E. REDMAN

Name - Type or Print

MARY E. REDMAN

Signature

242 CHANTREY RD

410 252-4699 day

Address

11 HONOLULU

MD

21093

City

State

Zip Code

Representative to be Contacted:

David Lernerman / Grant Building

Name

Lernerman Md 21093

410-356-2151 night

Address

Owings Mill Md 21117

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-186-A

Reviewed By BR

Date 10/27/98

REV 9/15/98

Estimated Posting Date 11/8/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2112 Chantrey Rd
Address
Terraviva Md 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We request a variance for a carport. My brother is handicapped, It would make entrance to my home much easier during inclement weather. To reduce the size would make the width of the carport insufficient. There are other homes within 1000 feet that have similar carport's with the same set back restrictions.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William E. Redman
Signature
William E. Redman
Name - Type or Print

Mary E. Redman
Signature
Mary E. Redman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of October, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William E. Redman and Mary E. Redman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/21/98
Date

[Signature]
Notary Public
My Commission Expires 6/1/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 2112 Chantrey Rd
City Terraville Md State Zip Code 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We request a variance for a carport. My brother is handicapped, It would make entrance to my home much easier during inclement weather. To reduce the size would make the width of the carport insufficient. There are other homes within 1000 feet that have similar carport's with the same set back restrictions.

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William E. Redman
Signature
William E. Redman
Name - Type or Print

Mary E. Redman
Signature
Mary E. Redman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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William E. Redman and Mary E. Redman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/21/98
Date

[Signature]
Notary Public

My Commission Expires 6/1/99



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 242 Chantrey Rd 21093
which is presently zoned DR 3-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3.B to allow a side yard setback of 2ft. 4 ins. and a side yard setback combination of 11 ft. 4 ins. in lieu of the required 10 ft. and 25 ft. respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

William E. Redman
Name - Type or Print _____
William E. Redman
Signature _____
William E. Redman
Name - Type or Print _____
Mary Redman
Signature _____
242 CHANTREY RD 410 252-4699
Address _____ Telephone No. _____
11 HONOLULU MD 21093
City _____ State _____ Zip Code _____

Representative to be Contacted:

David Lernerman / Hunt Build.
Name _____
Lernerman Md 21093 410 902-9900
Address _____ Telephone No. _____
Owings Mill Md 21117
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-186-A

Reviewed By BR Date 10/27/98

REV 9/15/98

Estimated Posting Date 11/2/98

ZONING DESCRIPTION FOR 242 Chantrey Rd Towson Md
(Address)

Beginning at a point on the north side of
(north, south, east or west)

Chantrey Rd which is 30 ft
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 110 ft WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Hoyden Ct
(name of street)

which is 60 ft wide. *Being Lot # 18
(number of feet of right-of-way width)

Block F, Section 2 in the subdivision of Springlake
(name of subdivision)

as recorded in Baltimore County Plat Book # 27 Folio # 9

containing 10,500 sq ft. Also known as 242 Chantrey Rd
(square feet or acres) (property address)

and located in the 8th Election District, 12 Councilmanic District.

99-186-A

#186

A-281-PP

BALTIMORE COUNTY, MAI AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 059206

DATE 10/27/98 ACCOUNT 2001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Giant Building Co.

FOR: 610 Zoning Variance

99-186-A

PAID RECEIPT

PROCESS ACTUAL TIME
10/28/1998 10/27/1998 16:02:06
REF. 4805 CASHIER LGMT LXS DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 080747
CH NO. 059206

50.00 DUFF
Baltimore County, Maryland

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER CASHIER'S VALIDATION

Item # 186

CERTIFICATE OF POSTING

ADMIN. VAR.

RE: Case No.:

99-186-A

Petitioner/Developer: % P. O'KEEFE, ETAL

REDMAN, ETAL

Date of Hearing/Closing:

11/23/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #242 CHANTREY RD.

The sign(s) were posted on

NOV. 1, 1998

(Month, Day, Year)

Sincerely,

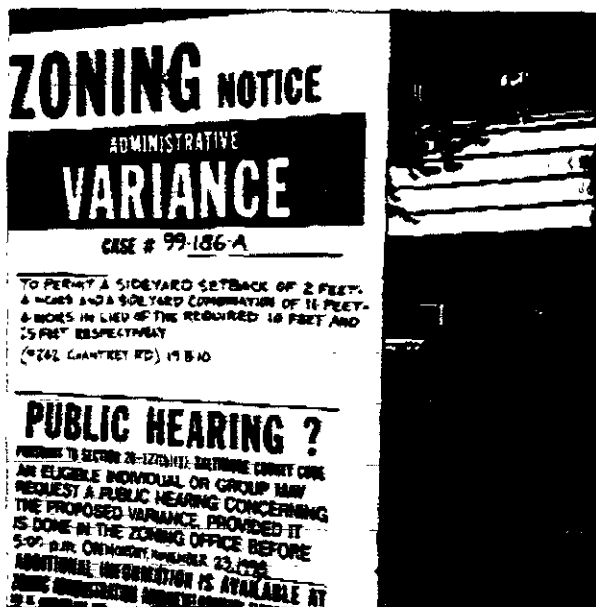
Patrick M. O'Keefe 11/15/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



99-186-A

242 CHANTREY Rd.

CL- NOV. 23

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 186 -A Address 242 Chantrey Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/27/98 Posting Date: 11/8/98 Closing Date: 11/23/98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 186 -A Address 242 Chantrey Rd.

Petitioner's Name William & Mary Redman Telephone 410-252-4699

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit a side yard setback of 2 ft. 4 in. and a side yard combination of 11 ft. 4 in. in lieu of the required 10 ft. and 25 ft. respectively.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 186

Petitioner: William + Mary Redman

Location: 242 Chantrey Rd Temonium Md 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leans Building Co

ADDRESS: 6 Harrison View Rd

Owings Mill Md 21117

PHONE NUMBER: 410-902-9900

AJ:ggs

(Revised 09/24/96)

99-186-A

#186

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: November 9, 1998


FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 183 & (186)

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

RECEIVED NOV 13 1998



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.10.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 186 B2

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 242 Chantrey Rd

see Pages 5 & 6 of the CHECKLIST for additional required information

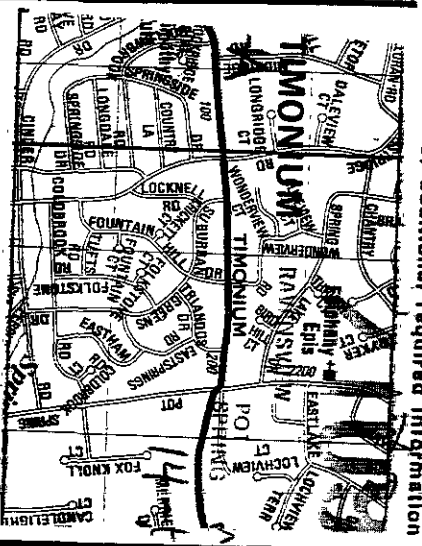
Subdivision name: Springlake

plat book # 445, folio # 394, lot # 18, section # 2

OWNER: William + Mary Radman

lot 34
plat 2
section 1

125' 125' 125'



Vicinity Map
North
Scale: 1"=1000'

LOCATION INFORMATION

Election District: 8

Councilmanic District: 2nd

1"=200' scale map#:

Zoning: DR3.5 NE15A

Lot size: 10,500

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

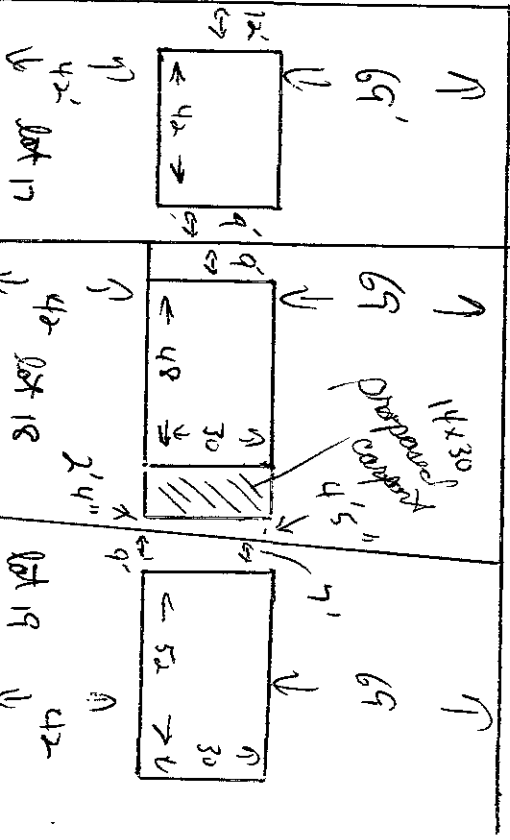
Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

AK 186 99-186-A



North

date: 10/27/98

Map by: David A. Radman Scale of Drawing: 1"= 50'

Map by: David A. Radman Scale of Drawing: 1"= 50'

99-186-A



242 Chantry

#186



242 Chantry

#186



neighbor's house across
239 Chantry the street

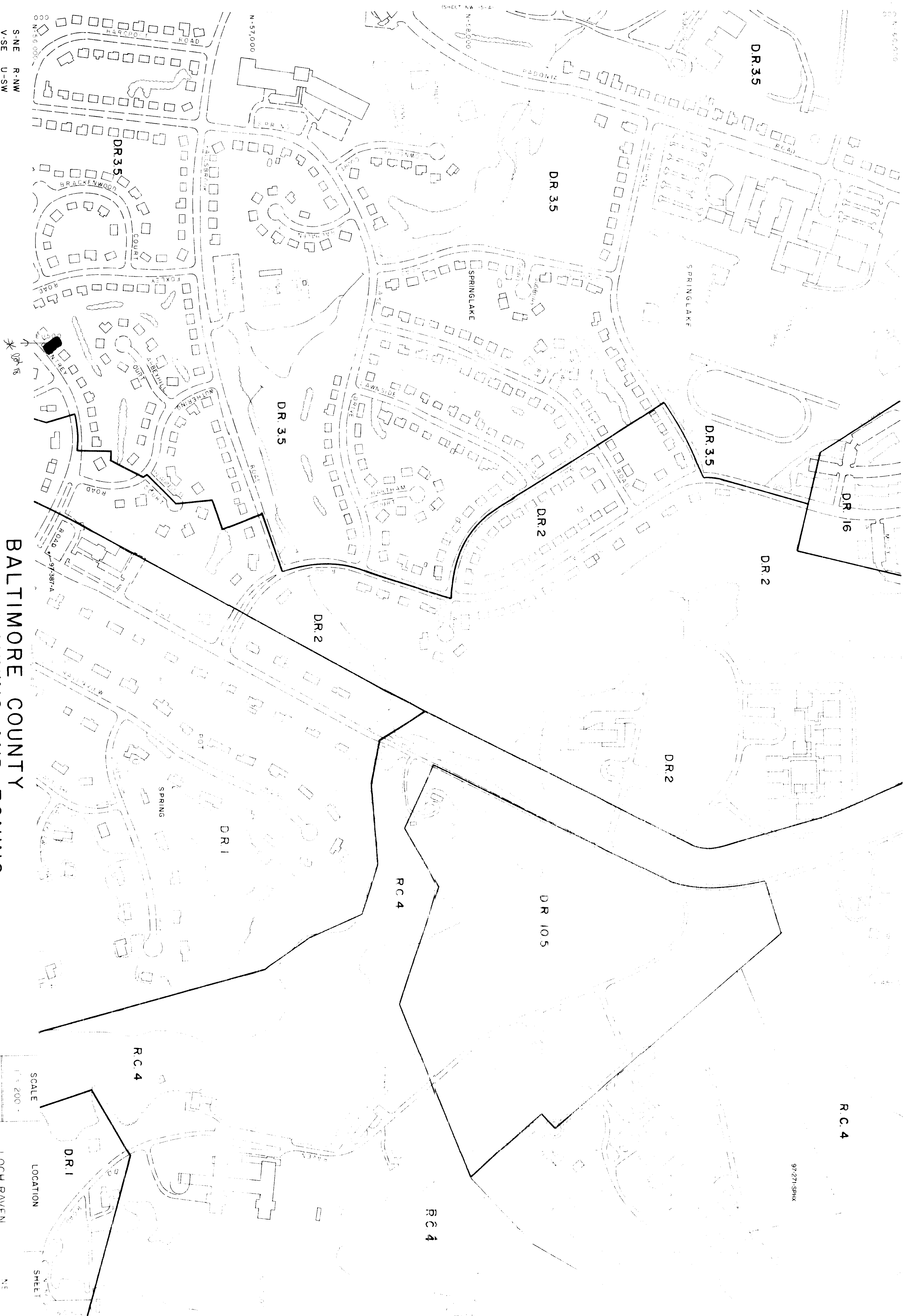
#186



neighbor's house across the
239 Chantry street

#186

99.186-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	1" = 200'	LOCATION	LOCH RAVEN DAM AREA	SHEET	NE 5-A
DATE OF PHOTOGRAPHY	JANUARY 1986				

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

99-186-A

#186



99-186-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

99-18

4/86

SCALE
1" = 200' ±

LOCATION
LOCH RAVEN
DAM AREA

SHEET
NE
15-A

DATE
OF
PHOTOGRAPHY
JANUARY
1986